

ORDINANCE NO. ____ OF 2019

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CARROLL STREET AND YOUREE DRIVE, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2, CORRIDOR COMMERCIAL DISTRICT**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the southeast corner of Carroll Street and Youree Drive, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single Family Residential District to C-2, Corridor Commercial District**:

A 3.492 Acre, more or less tract of land located in the Northwest Quarter (NW/4) of Section 20, Township 17 North, Range 13 West, Caddo Parish, Louisiana and being a Portion of Lots 9, 10, 11, 12, 13, 14 and 15, Block D, Bell Mead Subdivision, as Recorded in Book 250, Page 320 of the Records of Caddo Parish, Louisiana and being more particularly described as follows: Commence at a Point on the Easterly Right-of-Way of Youree Drive, said Point being S0°29'22"W a distance of 1813.66 feet and S89°30'38"E a distance of 60.00 feet from the Intersection of the Centerline of Southfield Road and Youree Drive; thence run N0°29'22"E along the East Right-of-Way of Youree Drive, a distance of 150.00 feet, to a 1/2" Iron Pipe found for corner and also being the Point of Beginning of the tract herein described; thence continue N0°29'22" along the East Right-of-Way of Youree Drive to the South Right-of-Way of Carroll Street, a distance of 328.86, to a 1/2" Iron Pipe set for corner; thence run Northeasterly along the South Right-of-Way of Carroll Street, along a Curve to the Right having a Radius of 20.00 feet, an Arc Length of 31.42 feet, a Chord Bearing of N45°29'22"E and a Chord Length of 28.28 feet, to an "X" set in the Concrete set for corner; thence run S89°30'38"E along the South Right-of-Way of Carroll Street, a distance of 270.00 feet, to a 1/2" Iron Pipe set for corner; thence run Northeasterly along the Southerly Right-of-Way of Carroll Street, along a Curve to the Left, having a Radius of 490.69 feet, an Arc Length of 118.46 feet, a Chord Bearing of N83°41'35"E and a Chord Length of 118.18 feet, to a 1/2" Iron Rod found for corner; thence run S13°14'42"E a distance of 135.23 feet, to a 1" Iron Pipe found; thence run S0°29'22"W passing a 1/2" Iron Pipe set for a offset corner, at a distance of 217.30 feet and continuing for a total distance of 231.48 feet, to the Center of a Concrete Ditch; thence run N89°30'38"W to the East Right-of-Way of Youree Drive a distance of 439.45 feet to the Point of Beginning. SECTION 20, T17N, R13W, CADDO PARISH, LOUISIANA.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

19-443-C
Eagle Water, LLC

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
December 4th, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 4th, 2019, at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Nancy Cooper, Chair
Winzer Andrews, Vice-Chair
Bessie Smith
Curtis Joseph
Ronnie Remedies
Chris Elberson
Dale Colvin
Lea Desmarteau, Secretary

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant
Ben Mohler, Planner 1

Members Absent

Mauricio Roca

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. ELBERSON**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by **MR. ANDREWS**, seconded by **MRS. SMITH**, to approve the minutes of the **NOVEMBER 6th, 2019** public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, ELBERSON, JOSEPH, & Meses. COOPER, DESMARTEAU & SMITH** Nays: **NONE**. Absent: Messrs. **ROCA**

CASE NO. 19-443-C ZONING REQUEST

Applicant: EAGLE WATER, LLC
Owner: Eagle Water, LLC
Location: 6005 Youree Dr (Southeast corner of Carroll Street and Youree Drive)
Existing Zoning: R-1-7
Request: R-1-7 to C-2
Proposed Use: Retail and Office

Representative &/or support:

Brad Armstrong 602 Summerville Drive, Shreveport, LA 71115

Mr. Armstrong stated that the applicants would like the property to be rezoned the same as the adjacent properties.

There was no opposition present.

A motion was made by **MR. ANDREWS**, seconded by **MR. REMEDIES**, to recommend this application for approval.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, ELBERSON, JOSEPH, & Meses. COOPER & DESMARTEAU** Nays: **Mses. SMITH**. Absent: Messrs. **ROCA**



METROPOLITAN PLANNING COMMISSION

City of Shreveport | Caddo Parish

505 Travis Street, Suite 440
Shreveport LA 71101
www.shreveportcaddompc.com

STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 4, 2019

AGENDA ITEM NUMBER: 11

MPC Staff Member: Alice Correa

City Council District: C/John Nickelson

Parish Commission District: 8/Middleton

CASE NUMBER 19-443-C: ZONING REQUEST

APPLICANT: EAGLE WATER, LLC
OWNER: Eagle Water, LLC
LOCATION: 6005 Youree Drive (SE Corner of Carroll St. and Youree Dr.)
EXISTING ZONING: R-1-7
REQUEST: C-2
PROPOSED USE: Retail and Office

DESCRIPTION: The applicant is requesting approval to change the zoning of 3.49 acres from Single-family Residential (R-1-7) to Corridor Commercial (C-2). The adjacent property to the south is also zoned C-2. To the east is Neighborhood Commercial (C-1); across Youree Drive to the west is R-1-7, housing Youree Drive Middle School; and across Carroll Street to the north is the start of an Urban Corridor (C-UC) zoning area that extends from Carroll Street to E Kings Highway.

The only prior case for this site was approval for a cell tower in 2013 (BAC-139-13). Nearby relevant cases include approvals for: rezoning to Community Business (B-3, C-3 in the UDC) for a shopping center (C-82-95); Planned Building Group (PBG) approval for shopping centers (C-46-04, C-6-05); a Special Use Permit for a Financial Institution with a Drive-Through; and rezoning to Buffer Business (B-1, C-1 Neighborhood Commercial in the UDC).

REMARKS: The applicant is requesting approval for rezoning from Single-family Residential (R-1-7) to Corridor Commercial (C-2) for retail and office use. The C-2 zoning is requested in order to have a path forward for a possible fast food restaurant with drive-through. The site is the former location of the Broadmoor Christian Church that had existed there for several decades. It is centrally located in a large commercial area along Youree Drive that extends from E Kings Highway to south of E Bert Kouns Industrial Loop, and is the only residentially zoned property on the east side of Youree Drive. The site is at the end of an Urban Corridor (C-UC) to the north that is populated with small shopping centers, and retail and office establishments similar to the proposed uses for this site. To the south is a large commercial area that consists mostly of General Commercial (C-3) zoning with some Neighborhood Commercial (C-1) and C-2 zoning around the perimeter that serves as a transition between heavier commercial zoning and residential zoning. The heavier commercial areas are shopping centers containing largely retail and restaurant establishments, several offices and financial institutions, and some fast food restaurants with drive-throughs. Rezoning the subject property to C-2 would complete the connection of the commercial areas on the east side of Youree Drive and become one of the transitional zones between the heavier commercial zoning and uses to the south and the lighter commercial zoning and uses to the north. Thus, the request is



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STAFF REPORT – CITY OF SHREVEPORT

compatible with current zoning and uses.

With regard to future zoning and uses, the 2030 Great Expectations Master Plan Future Land Use Map shows this area as a General Commercial corridor, leading south to a Major Mixed Use Center. Therefore, the proposed rezoning to C-2 is a direct implementation of the 2030 Great Expectations Master Plan.

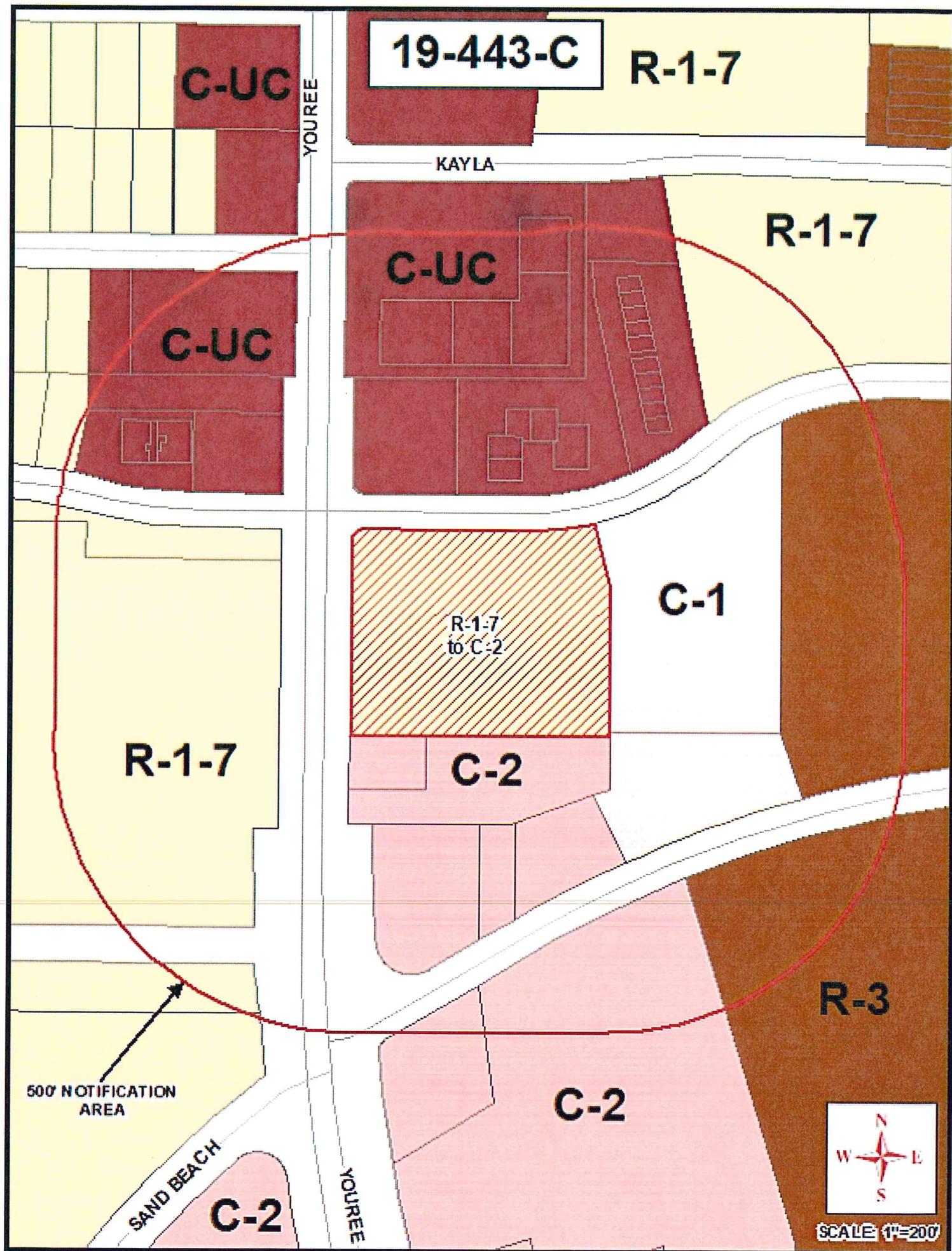
STAFF

RECOMMENDATION: Given that the requested zoning is a direct implementation of the 2030 Great Expectations Master Plan and is compatible with current zoning and uses, Staff recommends approval of rezoning from Single-family Residential (R-1-7) to Corridor Commercial (C-2).

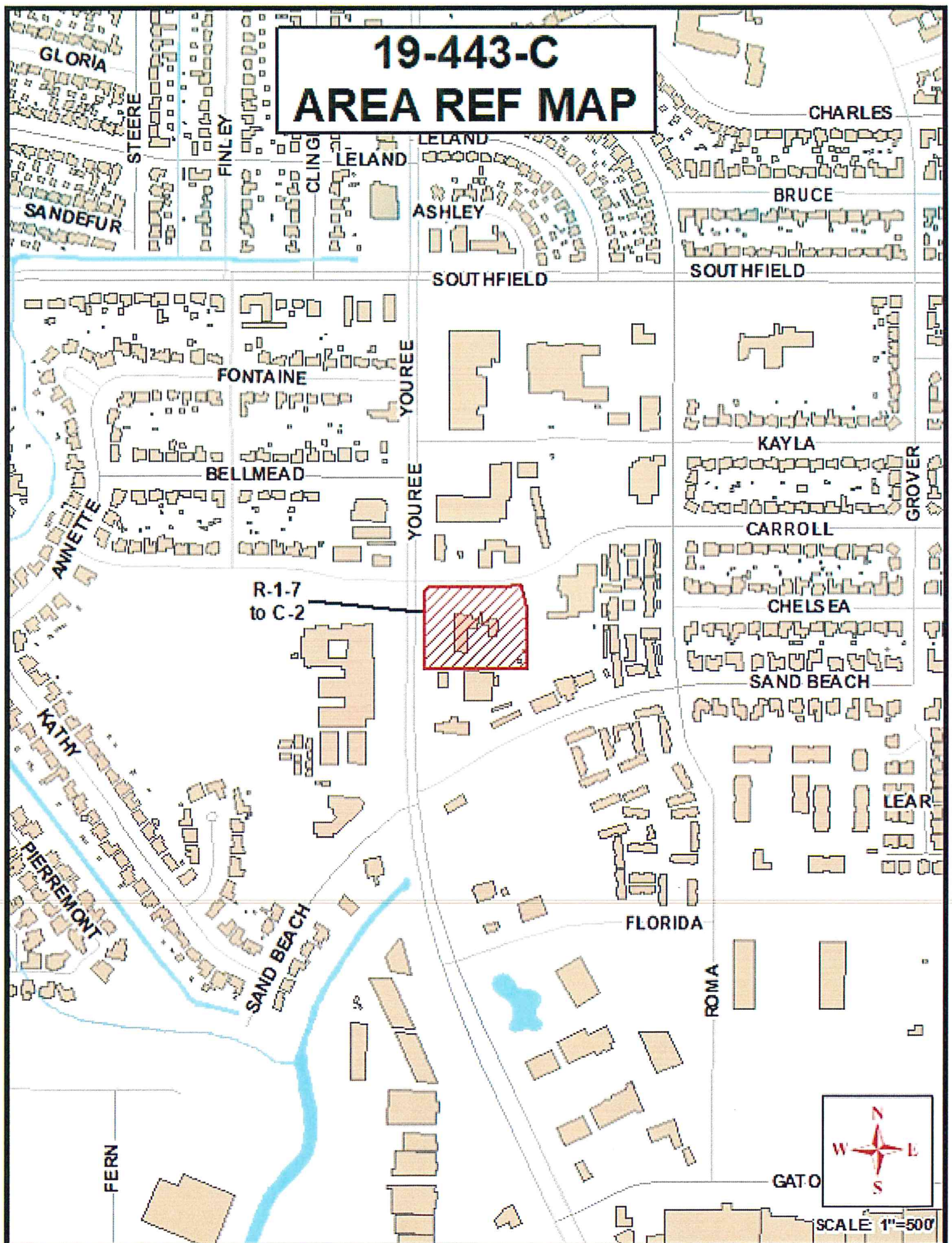
PUBLIC ASSESSMENT: One spoke in support; there was no opposition present.

MPC BOARD

RECOMMENDATION: The Board voted 7-1 to recommend this application for approval.



19-443-C AREA REF MAP





Boundary Survey
Showing a Portion of the NW/4 of Sec. 20, T17N, R13W
And a Portion of Lots 9-15, Block D
Bell Mead Subdivision
As Recorded in Book 250, Page 320
Records of Caddo Parish, Louisiana
May 17, 2019 Scale: 1" = 60'
For: Eagle Water, L.L.C.

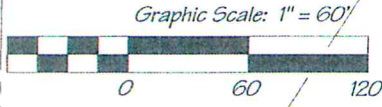
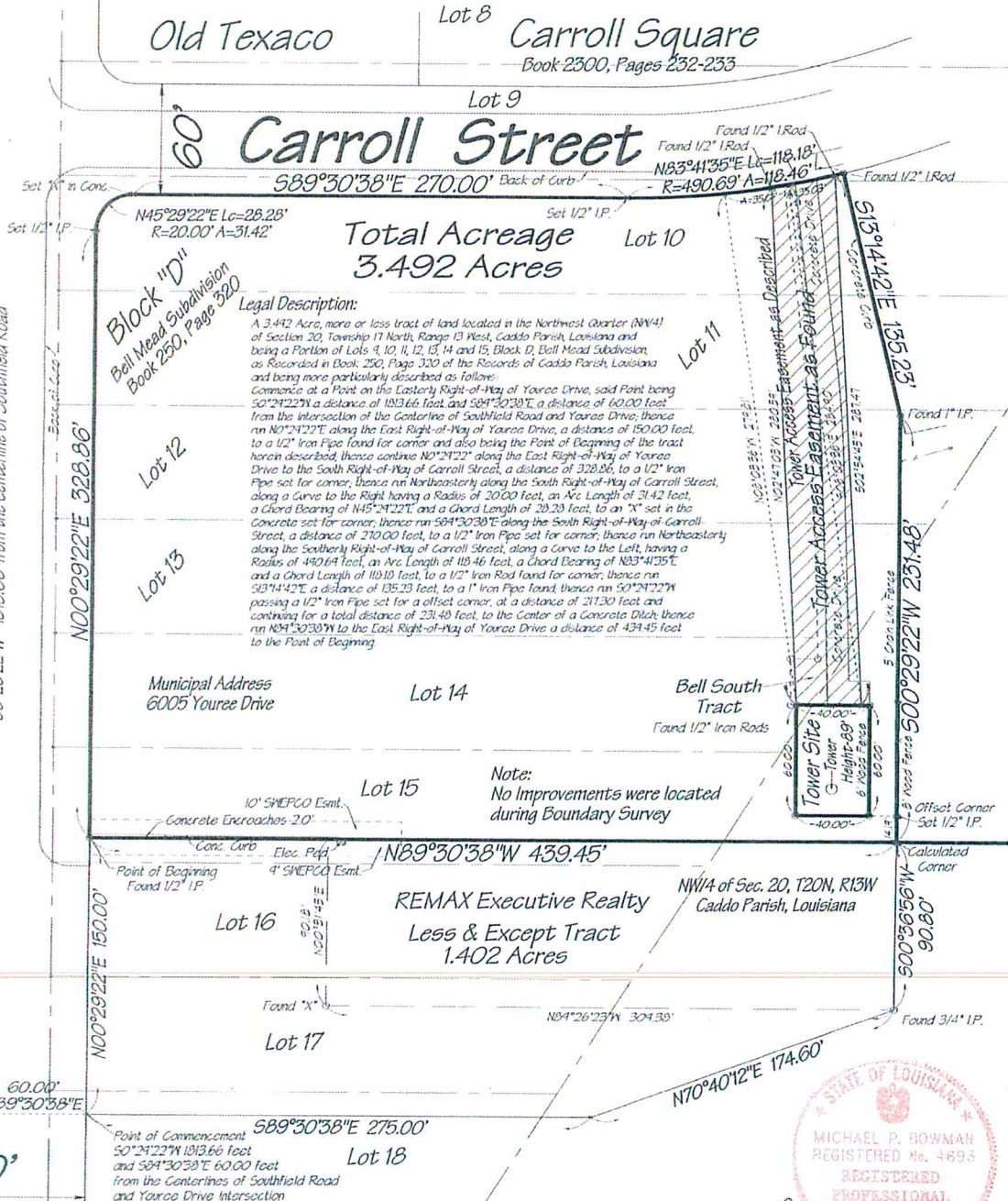


Job No. 2019-45

Old Texaco Lot 8 Carroll Square
 Book 2500, Pages 232-233

Centerline Youree Drive

60°29'22"W - 1813.66' from the Centerline of Southfield Road



John R. Bowman & Assoc., Inc.
 3833 Southern Avenue
 Shreveport, Louisiana 71106
 Phone 318-865-9540
 Eagle Water - Youree Drive pro

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

The following application is required for all properties within the MPC's five-mile Caddo Parish Planning Limits. Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: <u>10/21/19</u>	Planner: <u>Jake Palant</u>	Case No: <u>19-443-C</u> Application Fee: <u>\$900.00</u>
1. PROPERTY INFORMATION		
Project Name:		Associated Case:
Project Address/Location: 6005 Youree Drive Shreveport, LA 71105		
Current Zoning District: R-1-7	Proposed Zoning District (if applicable): C-2	Parcel Number(s):
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input checked="" type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
NW/4 of Sec. 20, T17N, R13W and a portion of lots 9-15, Block D Bell Mead Subdivision		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street) 6005 Youree Dr. at Carroll St.		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
This property is being subdivided into four (4) commercial lots for retail and office use.		

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-1-7 Proposed Zoning District(s): C-2		Proposed Building Use(s): Retail - Fast Food	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: --	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: 10,000 - 12,000	
Total Site Acres: 3.49 acres		Total sq. ft. gross (existing & proposed): 10,000 - 12,000	
Off-Street Parking Required: No		Proposed height of building(s): Code Number of stories: 1	
Off-Street Parking Provided: No		Ceiling height of First Floor: Per Code	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 152,024		Lot Coverage (Total Area in square feet): 12,000 +/-	
Lot Coverage Percentage of Total Lot Area: 8%			
9. STORMWATER INFORMATION			
Existing Impervious Surface: acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Impervious Surface: acres/square feet		Red River <input type="checkbox"/> Yes <input type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

Land Development

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UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

**IMPORTANT
NOTE ABOUT
PROJECT
CONTACT**

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.

APPLICANT CONTACT INFORMATION:

Name: Theresa K. Knight Company: Eagle Water, LLC Check if Primary Contact ☐
E-mail: eaglewater@aol.com Phone: 347-7869 Fax: _____
Address: P.O. Box 296 City: Keithville State: LA Zip: 71047

ARCHITECT CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Name: Don Durr Company: Don Durr Engineering Check if Primary Contact ☐
E-mail: _____ Phone: 318-861-7975 752-9023 Fax: _____
Address: 9045 Ellerbe Road Suite 106 4917 Shad Road City: Shreveport State: LA Zip: 71106

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Theresa K. Knight Company: Eagle Water, LLC Check if Primary Contact ☐
E-mail: eaglewater@aol.com Phone: 347-7869 Fax: _____
Address: P.O. Box 296 City: Keithville State: LA Zip: 71047
Designee Contact Name: _____ Email Address: eaglewater@aol.com Phone Number: 347-7869

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR ☒ I hereby designate Brad Armstrong (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Theresa Knight 10-17-19 Theresa Knight 10-17-19
Property Owner Signature Date Applicant Signature Date

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 4, 2019 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA. All interested citizens and property owners of the City of Shreveport, Caddo Parish, as well as other persons of interest, are invited to attend the public hearings and participate in the same. Also, any such interested persons may express his or her opinion by forwarding a letter addressed to the Office of the Metropolitan Planning Commission, 505 Travis Street, Suite 440, Shreveport, Louisiana, 71101. In any said correspondence, please refer the case number of concern.

CASE NO. 19-443-C: 6005 YOUREE DRIVE. Application by EAGLE WATER, LLC for approval to rezone property located on the southeast corner of Carroll Street and Youree Drive from R-1-7, Single-Family Residential to C-2, Corridor Commercial, for retail and office space, being more particularly described as A 3.492 Acre, more or less tract of land located in the Northwest Quarter (NW/4) of Section 20, Township 17 North, Range 13 West, Caddo Parish, Louisiana and being a Portion of Lots 9, 10, 11, 12, 13, 14 and 15, Block D, Bell Mead Subdivision, as Recorded in Book 250, Page 320 of the Records of Caddo Parish, Louisiana and being more particularly described as follows: Commence at a Point on the Easterly Right-of-Way of Youree Drive, said Point being S0°29'22"W a distance of 1813.66 feet and S89°30'38"E a distance of 60.00 feet from the Intersection of the Centerline of Southfield Road and Youree Drive; thence run N0°29'22"E along the East Right-of-Way of Youree Drive, a distance of 150.00 feet, to a 1/2" Iron Pipe found for corner and also being the Point of Beginning of the tract herein described; thence continue N0°29'22" along the East Right-of-Way of Youree Drive to the South Right-of-Way of Carroll Street, a distance of 328.86, to a 1/2" Iron Pipe set for corner; thence run Northeasterly along the South Right-of-Way of Carroll Street, along a Curve to the Right having a Radius of 20.00 feet, an Arc Length of 31.42 feet, a Chord Bearing of N45°29'22"E and a Chord Length of 28.28 feet, to an "X" set in the Concrete set for corner; thence run S89°30'38"E along the South Right-of-Way of Carroll Street, a distance of 270.00 feet, to a 1/2" Iron Pipe set for corner; thence run Northeasterly along the Southerly Right-of-Way of Carroll Street, along a Curve to the Left, having a Radius of 490.69 feet, an Arc Length of 118.46 feet, a Chord Bearing of N83°41'35"E and a Chord Length of 118.18 feet, to a 1/2" Iron Rod found for corner; thence run S13°14'42"E a distance of 135.23 feet, to a 1" Iron Pipe found; thence run S0°29'22"W passing a 1/2" Iron Pipe set for a offset corner, at a distance of 217.30 feet and continuing for a total distance of 231.48 feet, to the Center of a Concrete Ditch; thence run N89°30'38"W to the East Right-of-Way of Youree Drive a distance of 439.45 feet to the Point of Beginning. SECTION 20, T17N, R13W, CADDO PARISH, LOUISIANA.
